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Hr 2 11 37 19 17 STATE OF SOUTH CAPOLINA COUNTY OF GREENVILLE SERVICE STATE

MORTGAGE OF REAL ESTATE R H.○ TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS CHARLES E. AND OLGA R. TALLENT

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAVID E. REYNOLDS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND TWO HUNDRED AND NO/100---------- Dollars (3,200.00) due and payable

in 144 monthly payments of \$34.66 due and payable on the Ist day of each month beginning October 1,1977 and due and payable on the same day of each month after until paid in full.
with interest thereon from date at the rate of 8% per centum p 8% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaic Sebt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Simpsonville, and shown as Lot 54 on a plat of Hunter's Acres, recorded in the RMC Office for Greenville County in Plat Book BB, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Florence Drive, at the joint corner of Lots 54 and 55, which point is S. 58-41 W., 200 feet from the intersection of Maple Street extension and running thence from said point, N. 28-40 W., 25 feet to an iron pin; thence along the rear of Lot 74, S. 63-53 W., 90.7 feet to an iron pin; thence along the joint line of Lots 53 and 54, S. 31-19 E., 233.4 feet to an iron pin on the Northern side of Florence Drive; thence with the side of said Drive, N. 58-41 E., 80 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagors by deed of David E. and Sandra G. Reynolds to be recorded of even date herewith.

This mortgage is second and junior in lien to that certain mortgage held by Heritage Federal Savings & Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1408, Page 967, dated 9-5-77 in the original amount of \$14,600.00

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> Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabore described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof,

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